



**Bonchurch Street, Leicester LE3 5EG**

**welcome to**

## **Bonchurch Street, Leicester**

A two bedroom mid-terraced house located in a popular residential area offering a lounge, dining room and kitchen downstairs with the two bedrooms and a bathroom upstairs. To the rear of the property is a garden. Offered for sale with no upper chain.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Lounge**

11' 7" x 11' ( 3.53m x 3.35m )

Double glazed window to the front and electric storage heater.

### **Dining Room**

11' 11" x 11' ( 3.63m x 3.35m )

Single glazed window to the rear and electric storage heater.

### **Kitchen**

12' 9" x 5' 10" ( 3.89m x 1.78m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Single glazed window to the rear and door to the rear.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

11' 11" x 11' 8" ( 3.63m x 3.56m )

Double glazed window to the front and fitted wardrobes.

### **Bedroom Two**

12' 5" x 10' 8" ( 3.78m x 3.25m )

Double glazed window to the rear.

### **Bathroom**

Single glazed window to the rear, shower, WC, hand wash basin and towel rail.

### **Rear Of Property**

To the rear of the property is a garden.





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## Bonchurch Street, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-Terraced
- Two Bedrooms

Tenure: Freehold EPC Rating: F

guide price

**£165,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LHS118633 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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